CENTRAL DIVISION
MONTHLY STATISTICS

FOR

April 1 - 30, 2003

CENTRAL OKANAGAN DIVISION

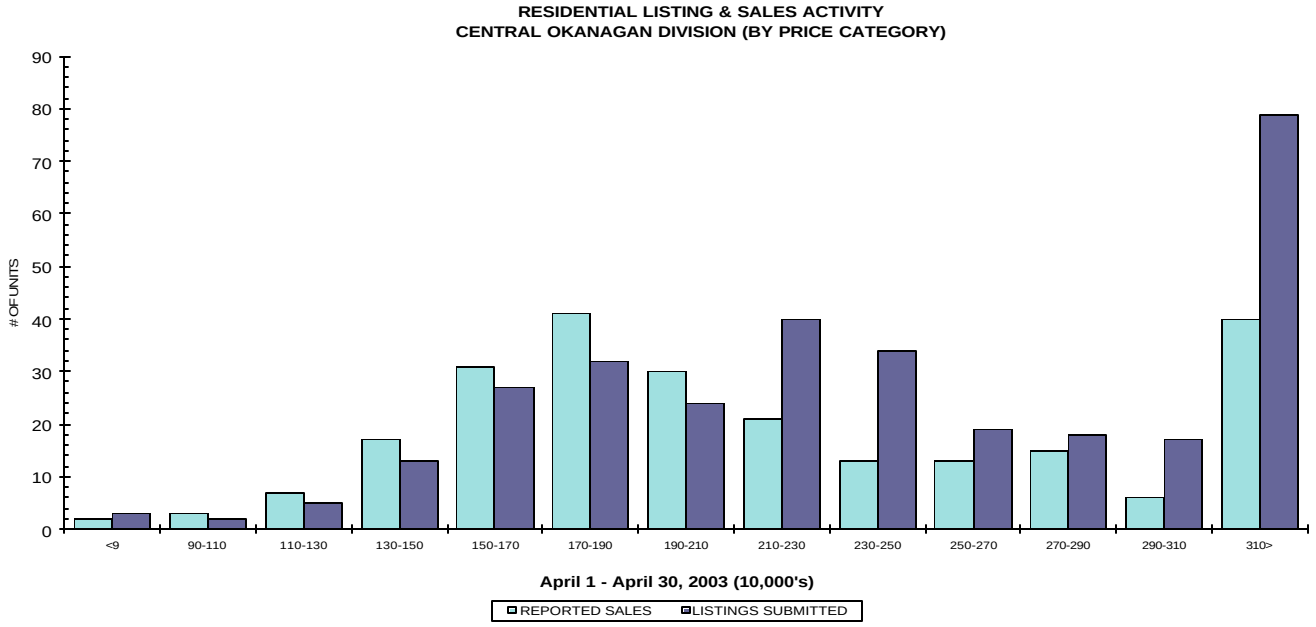
STAT - O - GRAM

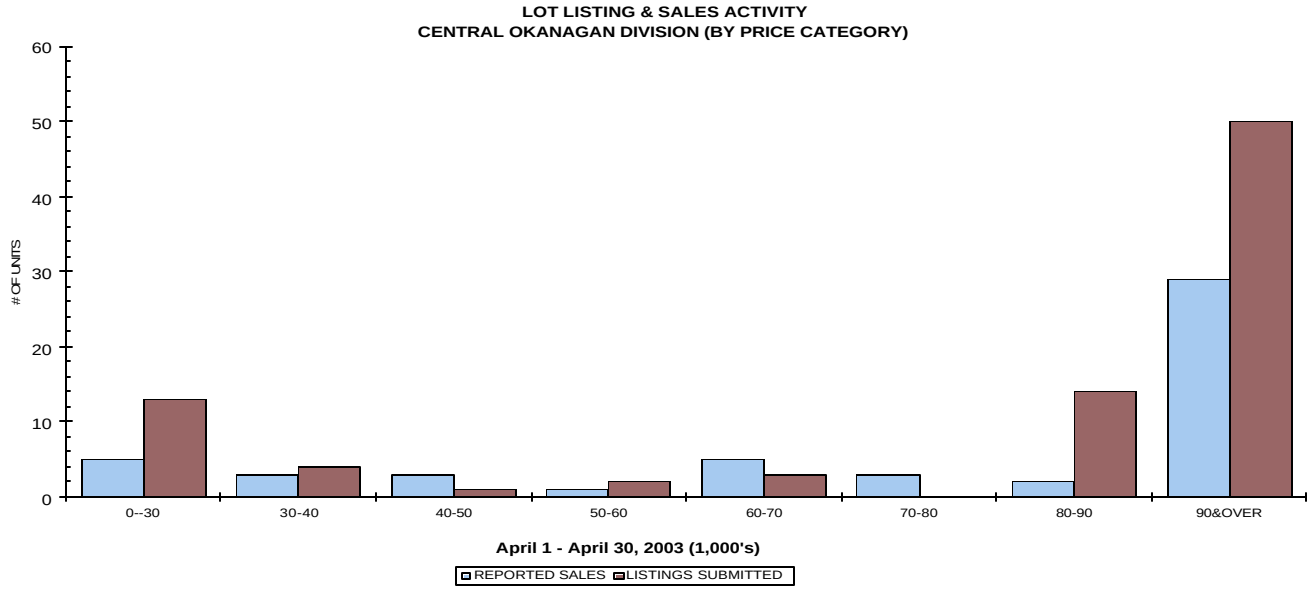
April 2003

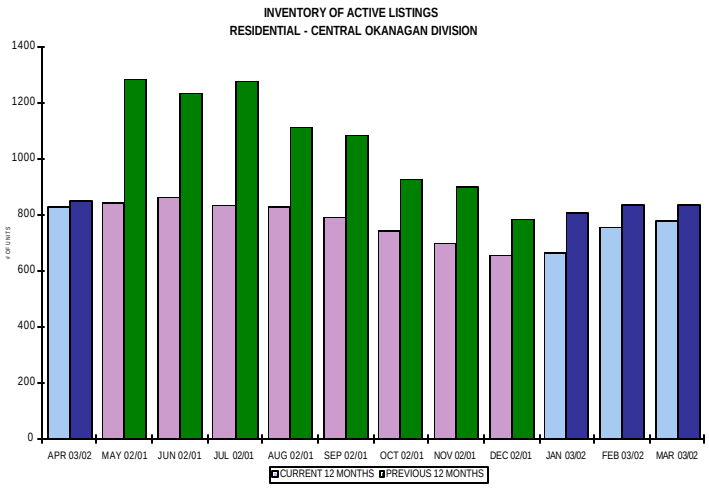
QUICK SUMMARY

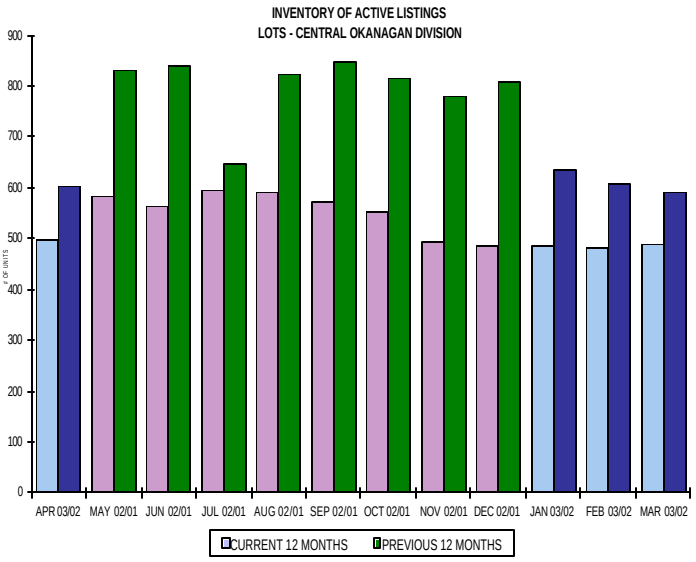
	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	# of Units	$ Value	# of Units	$ Value	Listings Taken	Inventory
April 2003	481	$124,338,058	241	$56,348,923	615	2,535
March 2003	492	$94,375,752	239	$53,274,667	724	2,500
April 2002	526	$112,999,148	293	$57,985,426	785	2,795

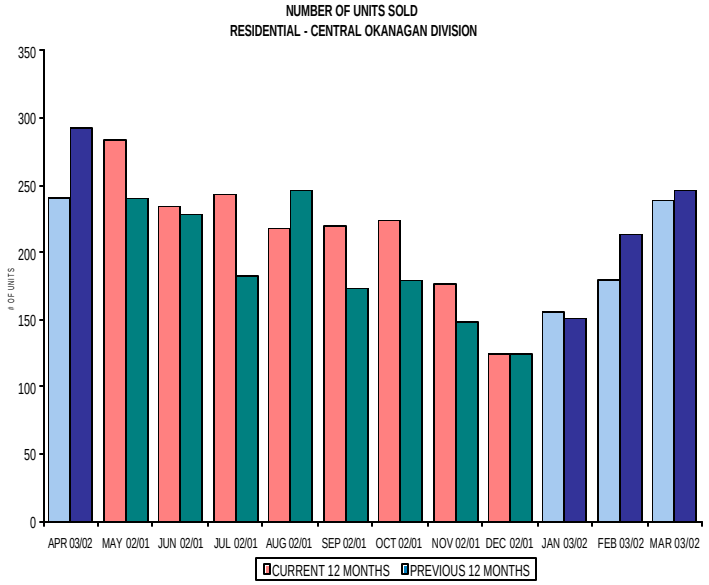
The average number of listings-per-licensee is 5.4

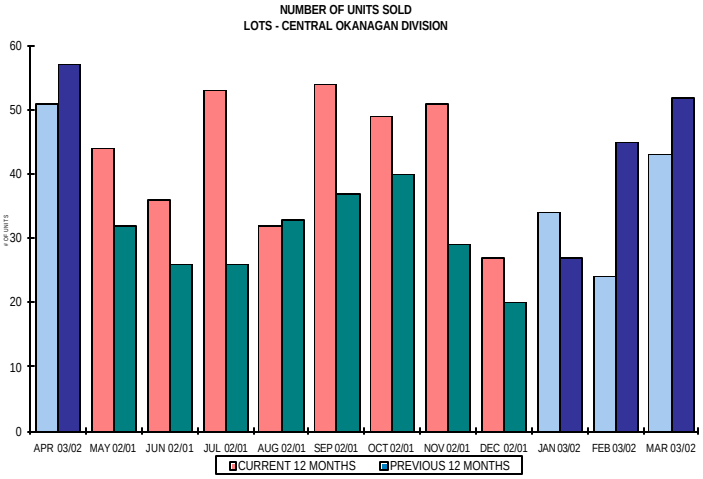












CENTRAL OKANAGAN DIVISION — April 2003

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
CONDO/APT	60	24	260	23.08%	60
CONDO/TWNHSE	43	24	140	30.71%	74
LOTS	51	87	498	10.24%	129
RESIDENTIAL	241	319	828	29.11%	63

AVERAGE HOUSE PRICE $233,813 **MEDIAN HOUSE PRICE $203,000**

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

COMPARATIVE ACTIVITY BY ZONE AS AT
April 30, 2003

	CURRENT MONTH				YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE		THIS YEAR	LAST YEAR	INCREASE
ZONE CO							
TOTALS							
Units Listed	615	786	-21.76%		2722	2795	-2.61%
Units Sold	481	534	-9.93%		1621	1715	-5.48%
Sales Dollars	$124,338,058	$97,442,097	27.60%		$347,792,586	$302,726,799	14.89%
List/Sell Ratio	93.49%	91.84%	1.80%		93.49%	91.84%	1.80%
Days to Sell	125	138	-9.42%		125	138	-9.42%
Active Listings	2535	2795	-9.30%				
ZONE NO							
TOTALS							
Units Listed	319	405	-21.23%		1287	1270	1.34%
Units Sold	204	213	-4.23%		659	591	11.51%
Sales Dollars	$31,889,606	$33,108,899	-3.68%		$106,579,256	$86,731,520	22.88%
List/Sell Ratio	93.58%	90.07%	3.90%		93.58%	90.07%	3.90%
Days to Sell	176	179	-1.68%		176	179	-1.68%
Active Listings	1758	2011	-12.58%				
ZONE SH							
TOTALS							
Units Listed	190	215	-11.63%		685	674	1.63%
Units Sold	87	71	22.54%		254	197	28.93%
Sales Dollars	$9,844,950	$9,981,327	-1.37%		$34,001,147	$28,651,358	18.67%
List/Sell Ratio	90.60%	89.16%	1.62%		90.60%	89.16%	1.62%
Days to Sell	248	198	25.25%		248	198	25.25%
Active Listings	1474	1685	-12.52%				
ZONE OB							
TOTALS							
Units Listed	16	17	-5.88%		56	84	-33.33%
Units Sold	0	0	0.00%		11	3	266.67%
Sales Dollars	$0	$0	#DIV/0!		$9,890,200	$1,236,000	700.18%
List/Sell Ratio	0.00%	89.24%	-100.00%		0.00%	89.24%	-100.00%
Days to Sell	0	194	-100.00%		0	194	-100.00%
Active Listings	143	163	-12.27%				
GRAND TOTALS							
Units Listed	1140	1423	-19.89%		4750	4823	-1.51%
Units Sold	772	818	-5.62%		2545	2506	1.56%
Sales Dollars	$166,072,614	$140,532,323	18.17%		$498,263,189	$419,345,677	18.82%
List/Sell Ratio	93.23%	90.97%	2.48%		93.23%	90.97%	2.48%
Days to Sell	147	158	-6.96%		147	158	-6.96%
Active Listings	5910	6654	-11.18%				

LICENSEES
April 30, 2003

	TOTAL NUMBER OF LICENSEES April 30/03	TOTAL NUMBER OF LICENSEES April 30/02	CHANGE BY NUMBER	CHANGE BY %
ALL DIVISIONS	741	667	74	11.09%
CENTRAL OK DIV.	473	421	52	12.35%
NORTH OK DIV.	200	179	21	11.73%
SHUSWAP DIV.	67	68	-1	-1.47%
CURRENT MEMBERSHIP				
AGENT LICENSEES	72			
SALESPERSONS	597			
PROPERTY MANAGEMENT	9			
9:15 LICENCEE MEMBER	61			
EXEMPTION MEMBER	2			
TOTALS	**741**			

Central Division Comparative Activity By Property Type
April 30, 2003

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage						
Units Listed	8	18	-55.6%	47	67	-29.9%
Units Sold	5	3	66.7%	18	9	100.0%
Sales Dollars	$464,500	$443,500	4.7%	$2,930,000	$1,503,000	94.9%
List/Sell Ratio	85.94%	81.17%	5.9%	89.31%	83.03%	7.6%
Days to Sell	190	224	-15.2%	241	243	-0.8%
Active Inventory	102	125	-18.4%			
Average Price	$92,900	$147,833	-37.2%	$162,778	$167,000	-2.5%
Median Price	$86,000	$145,500	-40.9%	$144,750	$145,500	-0.5%
Acreage with House						
Units Listed	25	37	-32.4%	90	101	-10.9%
Units Sold	6	18	-66.7%	28	38	-26.3%
Sales Dollars	$1,642,000	$6,451,100	-74.5%	$10,349,900	$13,058,800	-20.7%
List/Sell Ratio	95.27%	92.50%	3.0%	94.00%	92.68%	1.4%
Days to Sell	45	169	-73.4%	115	146	-21.2%
Active Inventory	128	141	-9.2%			
Average Price	$273,667	$358,394	-23.6%	$369,639	$343,653	7.6%
Median Price	$277,000	$282,500	-1.9%	$282,500	$290,000	-2.6%
Acreage (Waterfront)						
Units Listed	1	2	-50.0%	6	4	50.0%
Units Sold	1	0	100.0%	1	1	0.0%
Sales Dollars	$4,500,000	$0	100.0%	$4,500,000	$270,000	1566.7%
List/Sell Ratio	100.00%	0.00%	100.0%	100.00%	79.64%	25.6%
Days to Sell	44	0	100.0%	44	259	-83.0%
Active Inventory	8	15	-46.7%			
Average Price	$4,500,000	$0	100.0%	$4,500,000	$270,000	1566.7%
Median Price	$4,500,000	$0	100.0%	$4,500,000	$270,000	1566.7%
Business						
Units Listed	8	18	-55.6%	53	72	-26.4%
Units Sold	4	4	0.0%	15	9	66.7%
Sales Dollars	$660,000	$506,500	30.3%	$2,982,500	$1,816,500	64.2%
List/Sell Ratio	77.12%	85.47%	-9.8%	81.58%	81.24%	0.4%
Days to Sell	224	159	40.9%	206	191	7.9%
Active Inventory	88	110	-20.0%			
Average Price	$165,000	$126,625	30.3%	$198,833	$201,833	-1.5%
Median Price	$132,500	$44,500	197.8%	$100,000	$60,000	66.7%
Condo (Townhouse)						
Units Listed	24	57	-57.9%	204	234	-12.8%
Units Sold	43	55	-21.8%	167	180	-7.2%
Sales Dollars	$7,193,470	$9,619,400	-25.2%	$30,789,851	$29,660,507	3.8%
List/Sell Ratio	97.47%	96.25%	1.3%	96.94%	96.36%	
Days to Sell	74	88	-15.9%	79	80	-1.3%
Active Inventory	140	145	-3.4%			
Average Price	$167,290	$174,898	-4.4%	$184,370	$164,781	11.9%
Median Price	$154,500	$155,000	-0.3%	$174,000	$150,500	15.6%
Condo (Apt)						
Units Listed	24	79	-69.6%	336	281	19.6%
Units Sold	60	56	7.1%	237	217	9.2%
Sales Dollars	$9,034,207	$6,230,450	45.0%	$32,707,350	$23,650,217	38.3%
List/Sell Ratio	96.79%	95.32%	1.5%	95.75%	94.32%	
Days to Sell	60	66	-9.1%	69	98	-29.6%
Active Inventory	260	224	16.1%			
Average Price	$150,570	$111,258	35.3%	$138,006	$108,987	26.6%
Median Price	$131,250	$106,000	23.8%	$120,500	$99,900	20.6%

Central Division Comparative Activity By Property Type

April 30, 2003

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex							
	Units Listed	14	19	-26.3%	93	74	25.7%
	Units Sold	20	10	100.0%	53	47	12.8%
	Sales Dollars	$3,907,800	$1,556,864	151.0%	$10,119,360	$7,474,831	35.4%
	List/Sell Ratio	95.02%	94.70%	0.3%	95.77%	94.87%	0.9%
	Days to Sell	50	94	-46.8%	75	92	-18.5%
	Active Inventory	67	65	3.1%			
	Average Price	$195,390	$155,686	25.5%	$190,931	$159,039	20.1%
	Median Price	$176,000	$147,000	19.7%	$170,500	$151,000	12.9%
Farms							
	Units Listed	4	9	-55.6%	23	29	-20.7%
	Units Sold	2	1	100.0%	12	7	71.4%
	Sales Dollars	$872,000	$400,000	118.0%	$4,973,500	$2,658,000	87.1%
	List/Sell Ratio	94.76%	94.11%	0.7%	91.74%	89.10%	3.0%
	Days to Sell	49	28	75.0%	190	309	-38.5%
	Active Inventory	52	71	-26.8%			
	Average Price	$436,000	$400,000	9.0%	$414,458	$379,714	9.2%
	Median Price	$436,000	$400,000	9.0%	$362,000	$400,000	-9.5%
IC&I							
	Units Listed	23	6	283.3%	45	37	21.6%
	Units Sold	6	3	100.0%	12	12	0.0%
	Sales Dollars	$3,422,252	$3,149,000	8.7%	$7,159,917	$9,719,000	-26.3%
	List/Sell Ratio	89.49%	82.46%	8.5%	92.48%	90.41%	2.3%
	Days to Sell	217	189	14.8%	180	187	-3.7%
	Active Inventory	68	72	-5.6%			
	Average Price	$570,375	$1,049,667	-45.7%	$596,660	$809,917	-26.3%
	Median Price	$420,500	$835,000	-49.6%	$418,000	$840,000	-50.2%
IC&I Land							
	Units Listed	5	4	25.0%	21	37	-43.2%
	Units Sold	3	0	100.0%	8	3	166.7%
	Sales Dollars	$800,000	$0	100.0%	$2,777,500	$3,785,000	-26.6%
	List/Sell Ratio	83.99%	0.00%	100.0%	86.78%	89.57%	-3.1%
	Days to Sell	110	0	100.0%	210	77	172.7%
	Active Inventory	53	79	-32.9%			
	Average Price	$266,667	$0	100.0%	$347,188	$1,261,667	-72.5%
	Median Price	$320,000	$0	100.0%	$305,000	$1,310,000	-76.7%
Lots							
	Units Listed	78	60	30.0%	222	205	8.3%
	Units Sold	42	51	-17.6%	129	166	-22.3%
	Sales Dollars	$27,073,116	$4,895,889	453.0%	$36,388,881	$14,409,499	152.5%
	List/Sell Ratio	93.71%	96.64%	-3.0%	96.49%	94.71%	1.9%
	Days to Sell	209	235	-11.1%	179	227	-21.1%
	Active Inventory	381	451	-15.5%			
	Average Price	$644,598	$95,998	571.5%	$282,084	$86,804	225.0%
	Median Price	$93,006	$86,000	8.1%	$92,900	$79,250	17.2%
Leases							
	Units Listed	18	11	63.6%	82	76	7.9%
	Units Sold	6	7	-14.3%	25	16	56.3%
	Sales Dollars	$1,700,640	$330,468	414.6%	$2,986,607	$728,991	309.7%
	List/Sell Ratio	0.00%	100.00%	-100.0%	0.00%	100.00%	-100.0%
	Days to Sell	235	376	-37.5%	208	230	-9.6%
	Active Inventory	128	141	-9.2%			
	Average Price	$283,440	$47,210	500.4%	$119,464	$45,562	162.2%
	Median Price	$33,554	$40,800	-17.8%	$35,280	$43,520	-18.9%

Central Division Comparative Activity by Property Type
April 30, 2003

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	0	5	-100.0%	8	9	-11.1%
Units Sold	3	2	50.0%	4	4	0.0%
Sales Dollars	$2,440,000	$61,500	3867.5%	$2,584,900	$487,500	430.2%
List/Sell Ratio	92.75%	80.32%	15.5%	87.27%	86.00%	1.5%
Days to Sell	72	40	80.0%	56	198	-71.7%
Active Inventory	7	11	-36.4%			
Average Price	$813,333	$30,750	2545.0%	$646,225	$121,875	430.2%
Median Price	$635,000	$30,750	1965.0%	$620,000	$86,750	614.7%
Multi-Family						
Units Listed	11	4	175.0%	25	20	25.0%
Units Sold	1	2	-50.0%	4	9	-55.6%
Sales Dollars	$155,000	$537,500	-71.2%	$943,000	$2,877,500	-67.2%
List/Sell Ratio	98.16%	82.41%	19.1%	94.22%	92.03%	2.4%
Days to Sell	29	155	-81.3%	89	111	-19.8%
Active Inventory	26	20	30.0%			
Average Price	$155,000	$268,750	-42.3%	$235,750	$319,722	-26.3%
Median Price	$155,000	$268,750	-42.3%	$249,000	$227,500	9.5%
Mobile Homes						
Units Listed	44	61	-27.9%	156	218	-28.4%
Units Sold	33	22	50.0%	82	73	12.3%
Sales Dollars	$1,450,250	$721,500	101.0%	$3,406,750	$2,577,404	32.2%
List/Sell Ratio	88.77%	83.73%	6.0%	87.45%	85.58%	2.2%
Days to Sell	112	100	12.0%	114	104	9.6%
Active Inventory	153	238	-35.7%			
Average Price	$43,947	$32,795	34.0%	$41,546	$35,307	17.7%
Median Price	$34,500	$26,450	30.4%	$35,000	$29,900	17.1%
Residential						
Units Listed	319	388	-17.8%	1271	1305	-2.6%
Units Sold	241	292	-17.5%	810	904	-10.4%
Sales Dollars	$56,348,923	$57,900,426	-2.7%	$182,699,170	$176,750,050	3.4%
List/Sell Ratio	97.26%	96.73%	0.5%	97.33%	96.36%	1.0%
Days to Sell	63	65	-3.1%	63	75	-16.0%
Active Inventory	828	848	-2.4%			
Average Price	$233,813	$198,289	17.9%	$225,555	$195,520	15.4%
Median Price	$203,000	$187,000	8.6%	$203,000	$182,000	11.5%
Residential (Waterfront)						
Units Listed	9	8	12.5%	40	26	53.8%
Units Sold	5	8	-37.5%	16	20	-20.0%
Sales Dollars	$2,673,900	$4,638,000	-42.3%	$9,493,400	$11,300,000	-16.0%
List/Sell Ratio	97.85%	87.22%	12.2%	95.43%	88.80%	7.5%
Days to Sell	109	145	-24.8%	72	149	-51.7%
Active Inventory	46	39	17.9%			
Average Price	$534,780	$579,750	-7.8%	$593,338	$565,000	5.0%
Median Price	$435,000	$586,500	-25.8%	$528,000	$568,000	-7.0%
CENTRAL OKANAGAN - TOTALS						
Units Listed	615	786	-21.8%	2722	2795	-2.6%
Units Sold	481	534	-9.9%	1621	1715	-5.5%
Sales Dollars	$124,338,058	$97,442,097	27.6%	$347,792,586	$302,726,799	14.9%
List/Sell Ratio	93.49%	91.84%	1.8%	93.49%	91.84%	1.8%
Days to Sell	125	138	-9.4%	125	138	-9.4%
Active Inventory	2535	2795	-9.3%			

Central Residential Listing/Sales Analysis
April 30, 2003

	Mthly Listings	YTD Listings	Mthly Sales	YTD Sales
Range	Total	Total	Total	Total
0 to 90000	3	7	2	8
90001 to 110000	2	8	3	12
110001 to 130000	6	26	7	28
130001 to 150000	13	56	17	59
150001 to 170000	27	128	31	108
170001 to 190000	32	168	41	132
190001 to 210000	24	104	30	93
210001 to 230000	40	146	21	84
230001 to 250000	34	121	13	67
250001 to 270000	19	90	13	51
270001 to 290000	18	73	15	36
290001 to 310000	17	45	6	25
310001 and over	79	284	40	103
Totals	314	1256	239	806

Central Division Lot Listing/Sales Analysis

	Mthly Listings	YTD Listings	Mthly Sales	YTD Sales
Range	Total	Total	Total	Total
0 to 30000	13	23	5	8
30001 to 40000	4	7	3	5
40001 to 50000	1	9	3	5
50001 to 60000	2	7	1	5
60001 to 70000	3	14	5	7
70001 to 80000	0	14	3	13
80001 to 90000	14	35	2	19
90001 and over	50	174	29	90
Totals	87	283	51	152